

# **Varneys Garage – Quarry Road, Hornton, Banbury. Oxon.**

## **Design and Access Statement. 10<sup>th</sup> February 2015.**

### **The Site.**

The current site comprises of a vehicle repair/sales garage and scrapyard/waste handling depot. There are two large metal clad portal framed buildings on the site. One being the car repair workshop that is immediately surrounded by customer car parking and vehicle sales to the front and cars awaiting work to be done parked down the side. The other building is a storage facility for second hand car and car parts. The remainder of the site is a storage facility for second hand cars and scrapped vehicles etc.

The site is bounded by Llaylandi hedging, wire fencing and concrete block walls. It sits alongside Quarry Road, an unclassified road between Hornton village and the main Stratford Road. It is part of a loose knit development comprising of mainly of stone and slate built domestic dwellings with a small farm holding and a small garden centre close by.

An outline planning permission (Ref. 09/00901/OUT) was approved for redevelopment of the site, with conditions, to residential development for three dwellings on 28<sup>th</sup> August 2009. This was renewed 3<sup>rd</sup> July 2012 (Ref: 12/00684/OUT) and again in 7<sup>th</sup> April 2015 (15/00243/OUT).

### **Environmental.**

The existing site is a vehicle repair/sales garage and scrapyard/waste handling depot. It is out of character with the neighbouring dwellings and its rural surroundings. Due to its very nature can produce a detrimental environment to these neighbouring dwellings and rural surroundings. The proposals will necessitate an inevitable 'clean up' of the site and ultimately, once completed, create a pleasant and more favourable environment for the area.

## **Design.**

The proposed development is for three detached, domestic, two storey dwellings of traditional construction, with garaging, laid out in a linear form with spacious surroundings. It is proposed to set them back from the road with access from individual drives, following the loose knit character of the surrounding development. They will be of individual design and be built in locally used materials. In view of the current use of the site, a proposed residential development will improve and enhance the visual amenities of the area.

They would be built using the latest insulating materials and methods of construction, incorporating energy efficient forms of heating and lighting, to conform to Part L of the Building Regulations. Roof rainwater should discharge into soakaway pits with some diverted into a water butts for use in the garden.

## **Amount.**

The proposal is for three medium sized two storey dwellings akin to the size of existing dwellings nearby. Having considered the overall size of the application site and the overall pattern and density of the nearby dwellings within their surroundings, it is considered that this density of development is most appropriate, as it will give a suitable amount of amenity space to each dwelling and maintain the same loose knit appearance of the area.

## **Layout.**

The proposed dwellings will be laid out in a linear form with spacious surroundings, set back from the road a similar distance back as the adjoining properties. Each of the proposed new dwellings will have access from the road with their individual drives, being compatible with the surrounding development and character of the area. The front aspect of the dwellings will face the road with the back of dwellings facing the garden space to the rear, again being compatible with the neighbouring properties.

## **Scale.**

The proposed dwellings will be of medium size as indicated on the proposed layout plan and will be two storey in height. This will be compatible with the scale and size of the neighbouring properties. And enable the loose knit character and visual amenity of the area to be maintained.

## **Landscaping.**

It would be proposed to remove the existing boundary enclosures, as they are not visually pleasing or in keeping with the immediate area (i.e. Llaylandi hedging, metal fencing etc.). They would be replaced where appropriate, with a more native type hedging and be part of a landscaping and planting scheme, that will further enhance the proposed development and create a more pleasant and characteristic local environment.

## **Appearance.**

The proposed elevational treatment of dwelling will take its cue from the local vernacular, i.e. local ironstone walls with white painted timber casement windows and doors. The roofs would comprise of pitched roofs, finished in a natural slate with timber facias and mortar fillets to the verges. The overall appearance of each dwelling in terms of its scale and design would be characteristic of the neighbouring properties.

## **Access.**

The proposed dwellings would each be served by a fairly level driveway with adequate car parking and would have level or ramped external access off of that driveway. They would incorporate ground floor W.C's. accessible by the disabled, thus complying with Part M of the Building Regulations.

The application site is served with an unclassified road that runs along the front of the site and connects to both the Stratford and Warwick main roads, giving access to local towns and services. These towns are served

with bus and rail links to other towns and cities. The M40 motorway access points are within 10 or so miles. There is a primary school in the village and a secondary school in Bloxham that is within the village catchment area. There are village shops in the nearby villages of Tysoe and Kington and a farm shop in Horley.

## **Conclusion.**

This proposed planning application is exactly the same as the previously approved application Ref. 09/00901/OUT dated 28<sup>th</sup> August 2009, renewed Ref: 12/00684/OUT dated 3<sup>rd</sup> July 2012 and renewed again Ref: 15/00243/OUT dated 7<sup>th</sup> April 2015.